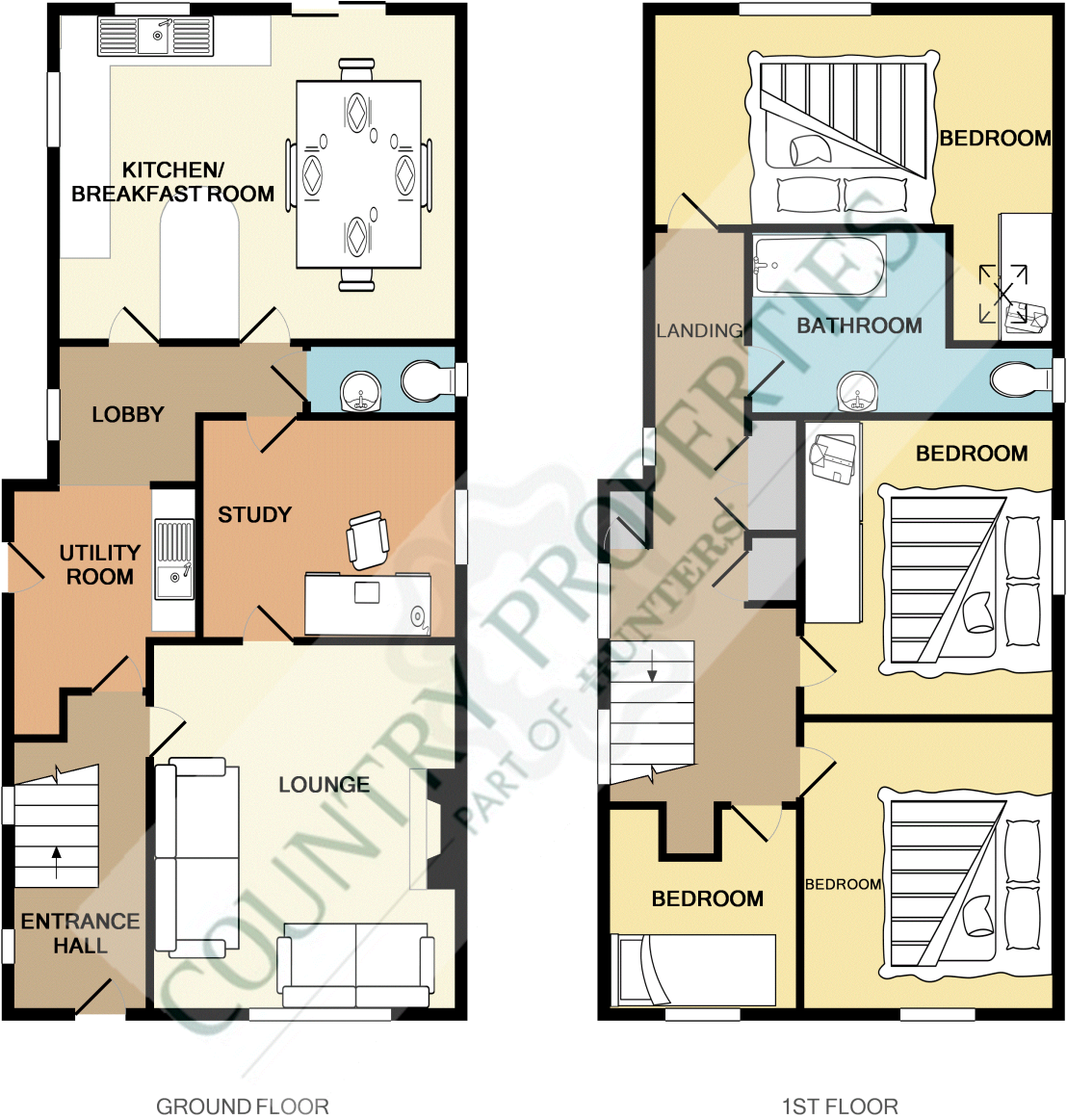
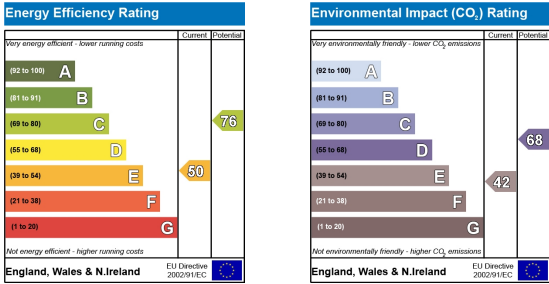


Floor Plans



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Viewing by appointment only

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An extended four bedroom detached family residence with lots of potential. Set in a delightful village location with views overlooking the countryside to the front aspect, all within excellent school catchments!

- Lounge with feature fireplace.
 - Extended kitchen/breakfast room/dining room.
 - Benefiting from a garage and driveway parking.
- Study plus cloakroom.
 - Four bedrooms and family bathroom to the first floor.
 - Front and generous rear garden.

GROUND FLOOR -

Inner Lobby -

Laminate flooring. Panel doors leading into kitchen dining room, cloakroom and open plan to utility.

Cloakroom -

Frosted casement window to the side aspect. Wall mounted wash hand basin. Low level WC. Single panel radiator. Laminate flooring.

Kitchen Dining Room -

15' 11" x 13' 0" (4.85m x 3.96m) A superb range of base and wall mounted units complete with matching roll top work surfaces. Twin stainless steel sink drainer with taps over and cupboards below. Area for cooker. Large breakfast bar area. Laminate flooring. Sealed double glazed windows to side and rear aspects. Wooden sliding double glazed patio doors to rear aspect. Single and double radiators.

Entrance -

Storm canopy. Outside light. Step leading up to main front entrance door.

Entrance Hall -

Casement window to the side aspect. Stairs to first floor. Under stair storage cupboard. Double panel radiator. Laminate flooring.

Lounge -

14' 7" x 12' 3" into alcove (4.45m x 3.73m) Double glazed window to the front aspect. Brick feature fireplace with open fire, wooden mantle & stone hearth. Wall light points. Coving to ceiling. Double panel radiator. Carpet as fitted. Door leading into;

Study Area -

10' 4" x 8' 10" (3.15m x 2.69m) Double glazed window to side aspect. Double panel radiator. Coving to ceiling. Carpet as fitted.

Utility Room -

8' 10" x 7' 6" (2.69m x 2.29m) Casement window and door to side and rear aspect. Vinyl flooring. Area for large stand up fridge/freezer. Range of base and wall mounted units. Stainless steel single drainer sink with taps over and cupboards below. Area and plumbing for washing machine. Floor standing oil fired boiler providing domestic hot water and central heating.

FIRST FLOOR -

Landing -

Stairs to first floor with carpet as fitted. Casement windows to side aspect. Door into airing cupboard housing water tank and shelving. Doors leading to all bedrooms and the family bathroom. Louvre door into built in storage cupboard with hanging space and shelving. Further door into storage cupboard complete with casement window and shelving. Carpet as fitted.

Bedroom One -

15' 10" x 8' 6"+ wardrobe recess extending to 13'. (4.83m x 2.59m) Sealed double glazed window to rear aspect overlooking the rear garden. Two double panel radiators. Access to loft area complete with light. Built in Louvre door wardrobes. Carpet as fitted.

Bedroom Two -

11' 7" x 10' 1" (3.53m x 3.07m) Double glazed windows to the front aspect. Single panel radiator. Carpet as fitted.

Bedroom Three -

11' 11" x 10' 01" (3.63m x 3.07m) Double glazed window to the side aspect. Single panel radiator. Built in Louvre wardrobes with hanging space and shelving. Further shelving to walls. Carpet as fitted.

Bedroom Four -

8' 0" x 7' 10" (2.44m x 2.39m) Double glazed window to front aspect. Built in shelving. Single panel radiator. Carpet as fitted.

Family Bathroom -

Frosted double glazed window to the side aspect. Pedestal wall mounted wash hand basin. Low level WC. Wood paneling to walls. Panel bath with separate shower over. Built in cabinets. Velux window. Vinyl flooring.

OUTSIDE -

Front Garden -

Mainly laid to lawn with shrub and flower borders. Evergreen hedge to side boundaries. Drive providing off road parking for several cars. Access to garage.

Garage -

Brick constructed single detached garage. Up and over door. Power and light.

Rear Garden -

Steps leading up onto the lawn area. Raised rockery. Various fruit trees. Brick built and timber sheds to remain. Evergreen hedges and timber fences to boundaries.

